



Spring Cottage , The Dale, Bonsall, Matlock, DE4 2AY
£1,600 pcm



- 3 bedroom detached property
- Spacious living room
- Large dining room
- Fitted kitchen
- Modern bathroom and en suite
- Utility room
- Large garden
- Summer house and shed included

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

Spring Cottage , The Dale, Bonsall, Matlock, DE4 2AY

A spacious detached property in an idyllic village location, that offers: 3 bedrooms, main with en suite, kitchen with utility room, living room, family bathroom, dining room, as well as a large garden to the side of the property with summer house and shed.

Bonsall is a delightful historic village nestling in the Derbyshire hills surrounded by wooded hillsides with pleasant walks and fine views. Being ideally located on the edge of the Peak District National Park within easy reach of the towns of Matlock, (3.8 miles) Wirksworth (3.4 miles) and Bakewell (9.4 miles) and within commuting distance of Nottingham and Derby.

Entering the property via a half-glazed uPVC front door with sidelight window to:

ENTRANCE HALL

With laminate flooring in grey wood effect herringbone throughout and a central heating radiator with thermostatic valve. Three white panelled doors and a sliding door open to:

LIVING ROOM

Having flooring continuing from the hall, panelling to one wall, fitted shelves and cupboards, and a central heating radiator with thermostatic valve. The living room is very spacious and has ample space for plenty of furniture and décor. There is a front and side aspect double glazed window, and wall and ceiling lights.

STUDY/STORAGE

Entering via the sliding door, this is a versatile space that could have many different uses, eg. study, cloakroom, playroom, etc. The flooring continues from the hall, it has a central heating radiator with thermostatic valve, and spotlights.

DINING ROOM

The room has a front aspect double glazed window, central heating radiator with thermostatic valve, wall and ceiling lights, and flooring continuing from the hall. The L-shaped room has plenty of space for a dining table and additional furniture if required.

KITCHEN

Having modern wall and base units with a wooden work surface and tile splashback, and flooring continuing from the hall. Integrated appliances include electric oven, gas hob set into the work surface, and extractor fan over. There is a Belfast sink within the work surface that has a mixer tap with pull out spray, as well as side aspect double glazed windows, and a central heating radiator with thermostatic valve. A panelled door opens to:

UTILITY

Having a central heating radiator with thermostatic valve, and housing the fridge freezer and washer-dryer. A panelled half door opens to rear patio.

Stairs from the hall rise to:

FIRST FLOOR LANDING



A bright spacious landing, having a side and front aspect double glazed window. It has carpeted floors, a central heating radiator with thermostatic valve, and five panelled doors opening to:

BEDROOM 3

Having carpeted floor continuing from the landing, a central heating radiator with thermostatic valve, and a rear aspect double glazed window.

STORAGE CUPBOARD

A deep storage cupboard that houses the Ideal Logic combi boiler, with shelving and hooks.

BEDROOM TWO

A spacious double room having carpeted floor continuing from the landing, a central heating radiator with thermostatic valve, and a side aspect double glazed window.

FAMILY BATHROOM

A modern bathroom with a tiled bath splashback and tiled floors. The bathroom suite consists of bath with monsoon and handheld shower heads over, a wash hand basin with storage cupboard beneath, and a close-coupled dual flush WC. There is a chrome ladder style towel central heating radiator, extractor fan, and privacy glass double glazed window.

BEDROOM ONE

The master bedroom is a large and bright room that has carpeted floors continuing from the hall, a central heating radiator with thermostatic valve, and front aspect double-glazed window. A panelled door opens to:

EN SUITE

A fully tiled en suite with a ladder style towel central heating radiator, and a bathroom suite that includes walk-in shower with monsoon and handheld shower heads, wash hand basin with storage underneath, and close-coupled dual flush WC.

EXTERIOR

A patio wraps around the front, side and rear of the property. The rear has an outside tap with hose. To the side there is also a good-sized lawn, with a seating area, having a table and chairs on.

The shed and summerhouse are also included in the let, providing further seating and storage space.

DIRECTIONS

Leaving Matlock along the A6 towards Derby upon reaching Cromford turn right along the A5012 taking the second right into water lane, turn right opposite the Via Gellia mill into Clatterway, follow the road up towards Bonsall village. At the monument, where Clatterway turns to Yeoman Street, turn left onto The Dale and follow the road for roughly half a mile and the property is on your right.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

